145.0	0004	0006.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	725,300 /	725,300
					USE VALUE:	725,300 /	725,300
					ASSESSED:	725,300 /	725,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
271		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH JOHN R ETAL/ TRUSTEES	
Owner 2:	JOHN ROBERT SMITH TRUST	
Owner 3:	BERIT FRANCK BERNTSEN TRUST	
Street 1:	271 HIGHLAND AVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	SMITH JOHN R -
Owner 2:	BERNTSEN BERIT F -
Street 1:	271 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,450 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Asbestos Exterior and 1720 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4450.000	281,500	1,000	442,800	725,300
Total Card	0.102	281,500	1,000	442,800	725,300
Total Parcel	0.102	281,500	1,000	442,800	725,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 421.69 | /Parcel: 421.6

Legal Description

User Acct

95033

GIS Ref

GIS Ref

Insp Date

12/07/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 145.0-0004-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	281,700	1000	4,450.	442,800	725,500	725,500	Year End Roll	12/18/2019
2019	101	FV	220,100	1100	4,450.	415,100	636,300	636,300	Year End Roll	1/3/2019
2018	101	FV	218,900	1100	4,450.	343,200	563,200	563,200	Year End Roll	12/20/2017
2017	101	FV	218,900	1100	4,450.	315,500	535,500	535,500	Year End Roll	1/3/2017
2016	101	FV	218,900	1100	4,450.	287,800	507,800	507,800	Year End	1/4/2016
2015	101	FV	213,600	1100	4,450.	282,300	497,000	497,000	Year End Roll	12/11/2014
2014	101	FV	213,600	1100	4,450.	262,400	477,100	477,100	Year End Roll	12/16/2013
2013	101	FV	213,600	1100	4,450.	249,600	464,300	464,300		12/13/2012

!11332!

PRINT

Date	Time
12/11/20	01:30:54

LAST REV

Date	Time
04/15/20	09:04:25

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11332

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH JOHN R,	74341-122	1	3/24/2020	Convenience	99	No	No		
MOISAKIS NICHOL	53097-68		6/29/2009		530,000	No	No		
MOISAKIS NICHOL	32425-194		2/27/2001	Family	1	No	No		
	15988-240		1/1/1985		117,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/22/2016	1561	New Wind	7,000	C				
12/3/2001	904	Re-Roof	2,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2017	Inspected	BS	Barbara S
12/1/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	372	PATRIOT
2/17/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	95033
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4450		Sq. Ft.	Site		0	80.	1.24	9									442,800						442,800	

Total AC/HA:	0.10216	Total SF/SM:	4450	Parcel LUC:	101	One Family	Prime NB Desc:	Brackett	Total:	442,800	Spl Credit		Total:	442,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:	7 - Brick	5	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.26046515
Const Adj.:	0.95386356
Adj $ / SQ:	150.289
Other Features:	100500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	408042
Depreciation:	126493
Depreciated Total:	281549

COMMENTS

OF=JUST TOILET NEARKITCHEN.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

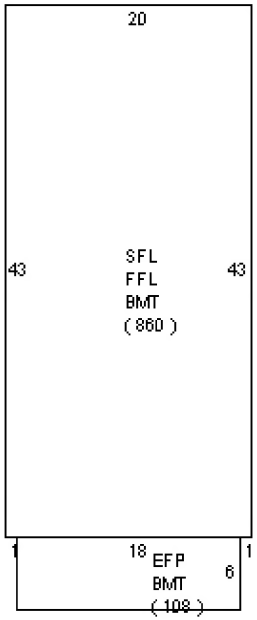
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	150.29
Special Features:	0	Val/Su Net:	100.68
Final Total:	281500	Val/Su SzAd	163.66

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	968	45.090	43,644
FFL	First Floor	860	150.290	129,249
SFL	Second Floor	860	150.290	129,249
EFP	Enclos Porch	108	50.010	5,402

Net Sketched Area:	2,796			Total:	307,544
Size Ad	1720	Gross Are	2796	FinArea	1720

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 145.0-0004-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1985	0.00	T	27.2	101						
19	Patio	D	Y	1	14X30	A	AV	1990	3.14	T	23.2	101			1,000			1,000

More:	N	Total Yard Items:	1,000	Total Special Featues:		Total:	1,000